

**PIONEER AND SOUTH GRIFFITH
DEVELOPMENT AREA**

DEVELOPMENT CONTROL PLAN NO. 6B



Adopted by Council 8 September 1998
Effective from 18 September

What is this plan called?

Development Control Plan No. 6B - Pioneer and South Griffith Development Area.

This plan repeals and replaces DCP No. 6 - Pioneer Residential Precinct.

Where does this plan apply?

To land shown on Attachment A.

What planning instrument is this plan made under?

Griffith Local Environmental Plan 1994.

When does this plan come into force?

Council adopted this plan at its meeting of 8th September 1998

The plan took affect on Friday 16th September 1998

1. What are the aims of this plan?

- To set criteria which result in quality development of the Pioneer and South Griffith Residential Precinct and where that development is acceptable to the community.
- To ensure residential development which is compatible with the surrounding area.

2. Does this plan apply to all land in the Pioneer locality?

No, this plan only applies to the developing residential area as shown edged black on Attachment A..

3. If I propose to subdivide land in this area into residential lots, do I need to seek development consent?

Yes, a Development Application is required. The road patterns and open space layout should generally conform with Attachment B and Contribution Plan No. 3 and satisfy the standards and requirements on Attachment C.

4. If I do not agree with the layout or requirements can an alternative be considered?

Yes, but you should submit reasons with your Development Application as to why there should be an amendment. Such applications shall be advertised for public comment as they depart from Council's policies in the Development Control Plan and will be determined on merit.

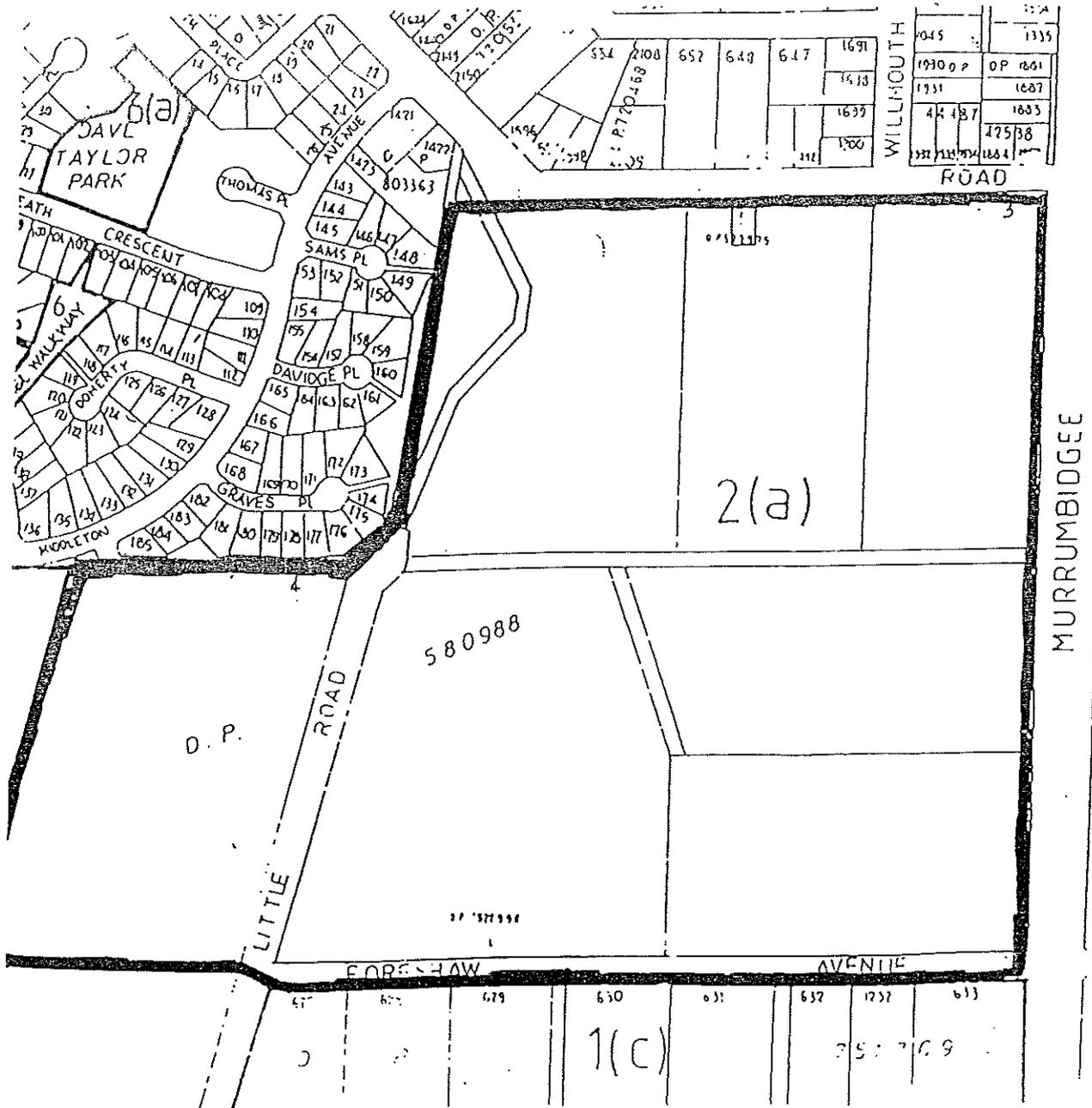
5. What approval do I need to buy a lot in this area and erect a dwelling?

If this lot has already been subdivided no planning consent is required for the erection of a dwelling on a vacant lot, but it is necessary to submit a Development Application and no work should be started until approval is given.

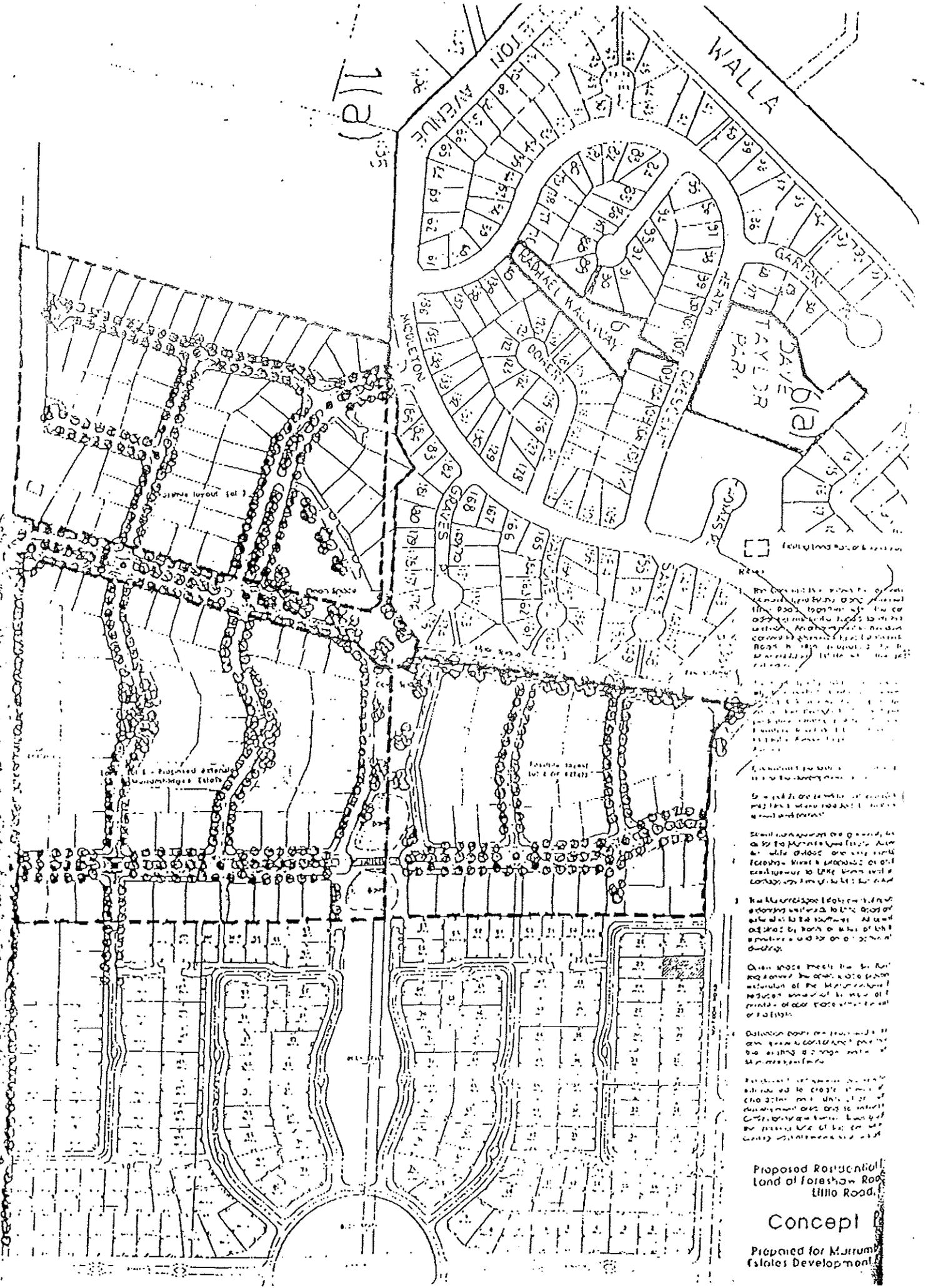
6. What other Development Control Plans apply to my development?

DCP 1 - Dual Occupancy
DCP 2 - Multiple Dwellings
DCP 11 - Urban Subdivision

ATTACHMENT A



ATTACHMENT B



- 1. The proposed site plan for the residential development is shown on the attached site plan. The site plan shows the location of the proposed residential development, the location of the proposed roads, and the location of the proposed landscaping. The site plan also shows the location of the proposed parking areas and the location of the proposed utility lines.
- 2. The proposed site plan is based on the following assumptions:
 - a. The proposed residential development will be a single-family residential development.
 - b. The proposed residential development will be a low-density residential development.
 - c. The proposed residential development will be a medium-density residential development.
 - d. The proposed residential development will be a high-density residential development.
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Proposed Residential
Land of Foreman Road
Lillo Road

Concept 1

Prepared for Murrumbidgee
Council Development

ATTACHMENT C

STANDARD REQUIREMENTS

1. A minimum lot size of 700m²..
2. A minimum width of 18 metres at the building line for a regular shaped lot and 12 metres at the building line for an irregular shaped lot.
3. All engineering and construction works are to comply with Council's "Development Manual".
4. Reticulated potable water, sewerage, gas underground electricity and telephone services are to be connected to each lot.
5. The road pattern is to generally conform with the layout in Attachment B.
6. Open Space areas are to be dedicated to Council as a Public Reserve.
Note: Council's Contribution Plan No. 3 applies.
7. A detailed landscaping and embellishment plan of the public reserve areas is to be submitted with the Development Application. A compliance certificate may be required to ensure the proposal is constructed satisfactorily.
8. Certification from a Geo-technical Engineer identifying soil types and their classification under AS 2870.
9. Street names are to be approved by Council.
10. Little Road is to be fully constructed and Foreshaw Avenue to have kerb and gutter on the subdivision side and two-way sealing.
11. Submission of a report from a suitably qualified Hydrological Engineer:-
 - (a) advising that the site is not subject to flooding;
 - (b) showing the minimum floor levels for each lot determined in accordance with Council's Flood Policy; and
 - (c) supplying details of storm water drainage.
12. Provision of a Land Contamination Report by an Environmental Scientist certifying that the land is not contaminated with agricultural chemicals or other materials and is suitable for residential development.
13. A building line level (for the access) is to be obtained from Council.

Note:

Council's Development Manual is available from the Environmental Services Department of Council.

